

Public Notice

U.S. Army Corps of Engineers, Norfolk District

December 13, 2005

CENAO-TS-G
05-V2442

FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

APPLICANT

WCI/Renaissance Communities
2100 Reston Parkway Suite 500
Reston, Virginia 20191

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project site contains unnamed tributaries Flatlick Branch, and is located north of U.S. Route 50, west of its intersection with State Route 7100 (Fairfax County Parkway) in Fairfax County, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to construct a residential subdivision that will include single-family attached and detached homes, a stormwater management facility, and associated infrastructure. The project will impact approximately 0.10 acre of palustrine forested wetlands, 0.67 acre of palustrine emergent wetlands, 0.46 acre of palustrine open water and 67 linear feet of stream. To mitigate for the proposed wetland and stream impacts, the applicant proposes to purchase mitigation credits offsite.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for

Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) based on review of the Virginia Department of Historic Resources' Data Sharing System, archaeological sites considered eligible or potentially eligible for listing on the National Register of Historic Places is located within the project area. Additional information might change any of these findings.

COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-TS-G), 803 Front Street, Norfolk, Virginia 23510-1096, and should be received by the close of business on January 13, 2006.

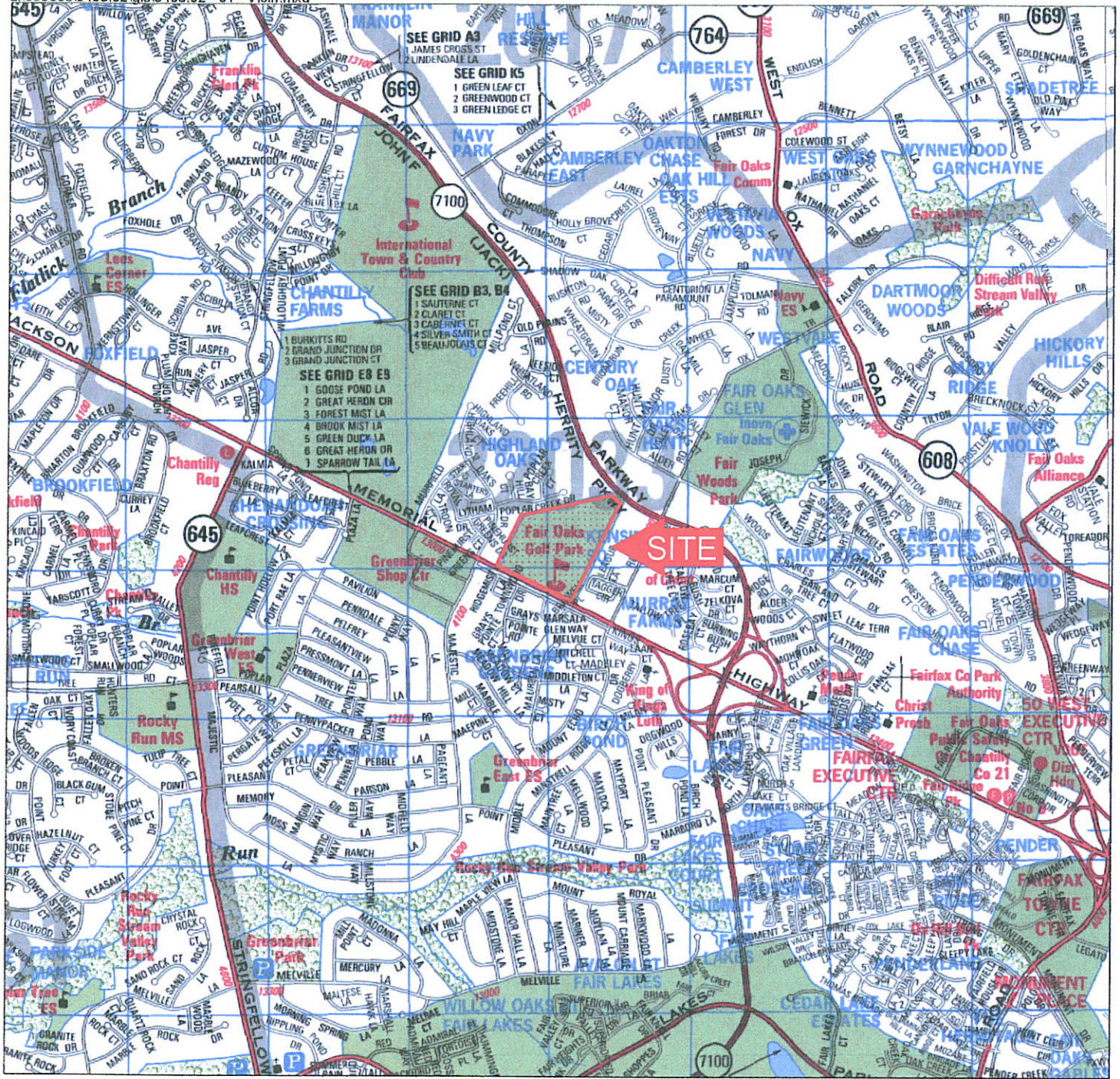
If you have any questions about this project or the permit process, please call Ms. Theresita Crockett-Augustine at 703-221-9736.

FOR THE DISTRICT ENGINEER:

BRUCE F. WILLIAMS
Chief, Northern Virginia
Regulatory Section

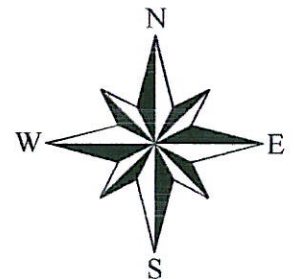
Attachment: Drawings

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Copyright ADC The Map People
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Vicinity Map
Kensington Manor
WSSI #9403.02
Scale: 1" = 2000'



NOTES:

1. TOPOGRAPHY AND BOUNDARY PROVIDED TO WETLAND STUDIES AND SOLUTIONS, INC. (WSSI) FROM URBAN ENGINEERING & ASSOCIATES, INC. IN DIGITAL AUTOCAD FORMAT AND USED AS A BASE FOR THIS EXHIBIT. THE CONTOUR INTERVAL (C.I.) IS 2 FEET. MINOR GRAPHICAL CHANGES WERE MADE, AND TEXT RELATING TO JURISDICTIONAL WETLANDS AND OTHER WOUS WAS ADDED, BY WSSI.
2. BOUNDARIES OF JURISDICTIONAL WETLANDS AND OTHER WATERS OF THE U.S. (WOUS) ON THE PROPERTY WERE DELINEATED BY WSSI IN OCTOBER 2002. THE RESULTS OF THIS DELINEATION ARE DESCRIBED IN WSSI'S REPORT, DATED OCTOBER 29, 2002. THIS DELINEATION WAS VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS (COE) WITH A JURISDICTIONAL DETERMINATION (JD) DATED NOVEMBER 26, 2002 (COE #02-N0154). SUBSEQUENTLY, THE BOUNDARIES OF WETLANDS AND OTHER WOUS WERE SURVEY-LOCATED BY WSSI IN FEBRUARY 2005.

IN FOLLOW-UP TO THE MARCH 31, 2005 PRE APPLICATION MEETING WITH THE COE AND THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), WSSI VISITED THE SITE WITH THE COE ON JULY 13, 2005 TO ASSESS THE JURISDICTIONAL NATURE OF AN ADDITIONAL OFF-SITE AREA AS WELL AS RE-EVALUATE A MAN-MADE HORSESHOE-SHAPED POND ON THE PROPERTY. DURING THIS SITE VISIT, THE COE CONCURRED THAT THE HORSESHOE-SHAPED POND IN THE SOUTHEASTERN CORNER IS NOT JURISDICTIONAL. WSSI IS PENDING RECEIPT OF THE REVISED JD. IN ANTICIPATION OF RECEIPT OF THE REVISED JD, THIS AREA IS NOT DEPICTED AS JURISDICTIONAL ON THE PROPOSED SITE PLAN.

3. LIMITS OF IMPACTS TO WOUS SHOWN HEREON ARE BASED UPON CURRENT DEVELOPMENT PLANS AND RENDERINGS FOR SUBMISSION OF THE JOINT PERMIT APPLICATION. BUILDINGS AND OTHER ANCILLARY IMPROVEMENT TYPES, LAYOUTS, AND PROPOSED USES MAY VARY SOMEWHAT WITHOUT AFFECTING SAID PERMITS AS LONG AS THE NATURE AND SCOPE OF IMPACTS TO JURISDICTIONAL WOUS ARE NOT CHANGED.

| IMPACT | PERMANENT IMPACTS | | | | | | TOTAL IMPACT AREA (SF) |
|-------------|-------------------|----------|----------|---------|----------------|---------------|------------------------|
| | PFO (SF) | PEM (SF) | POW (SF) | R4 (SF) | R4 Length (Ft) | R4 Width (Ft) | |
| 1 | 3,280 | 8,556 | -- | 75 | 25 | 3 | 11,911 |
| 2 | -- | -- | 19,922 | 510 | 42 | 12 | 20,432 |
| 3 | 973 | 4,144 | -- | -- | -- | -- | 5,117 |
| 4 | -- | 16,692 | -- | -- | -- | -- | 16,692 |
| Total (Ft²) | 4,253 | 29,392 | 19,922 | 585 | -- | -- | 54,152 |
| Total (Lf) | -- | -- | -- | -- | 67 | -- | 67 |
| Total (Ac) | 0.10 | 0.67 | 0.46 | 0.01 | -- | -- | 1.24 |

LEGEND

PROPERTY BOUNDARY

LIMITS OF CONSTRUCTION

INTERMITTENT STREAM

JURISDICTIONAL WETLANDS

PROPOSED IMPACT AREAS

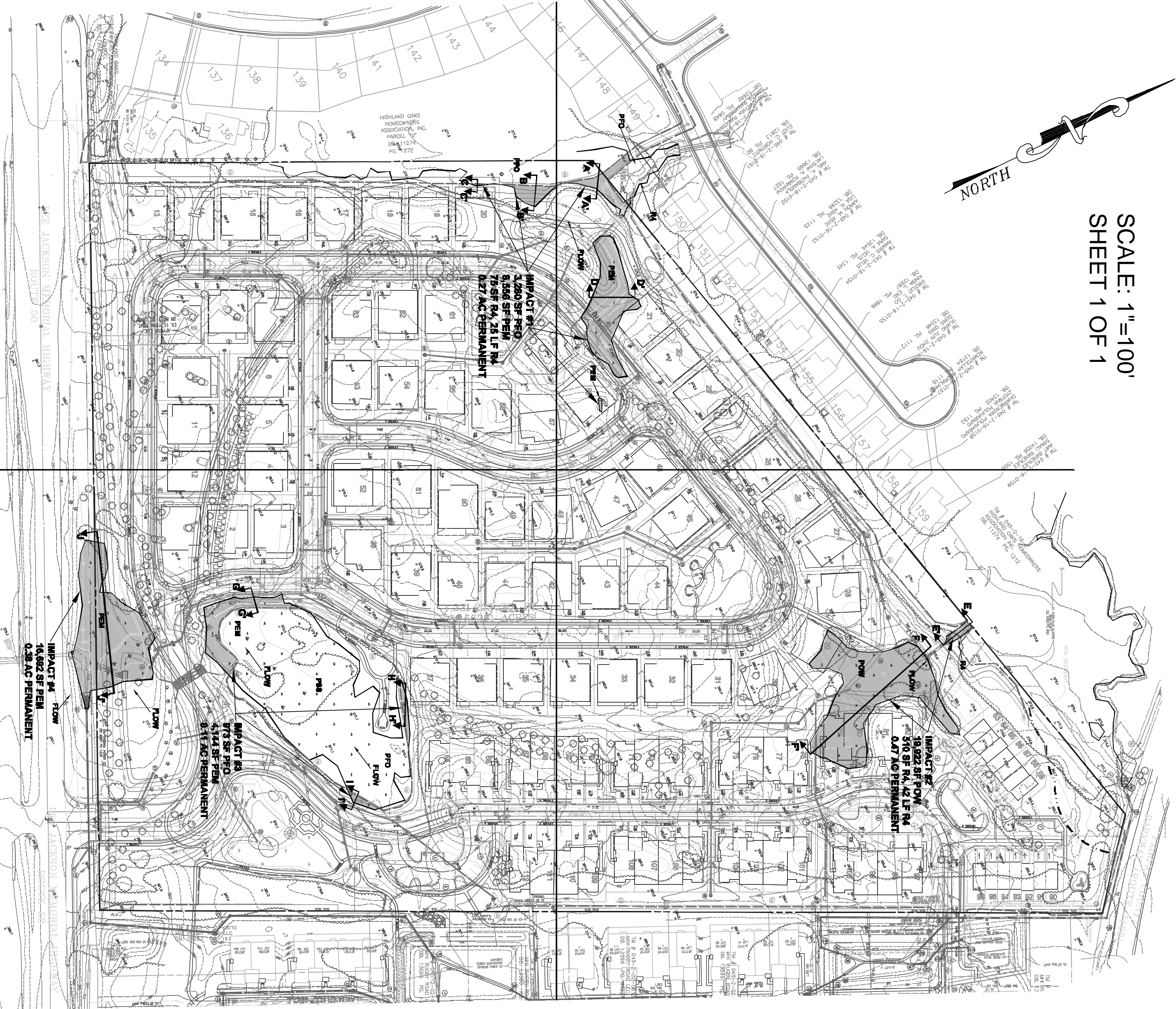
COWARDIN CLASSIFICATION

PFO = PALUSTRINE FORESTED WETLAND

PEM = PALUSTRINE EMERGENT WETLAND

POW = PALUSTRINE OPEN WATER

R4 = INTERMITTENT STREAM



Wetland

Studies and Solutions, Inc.

14088-M Sullyfield Circle, Chantilly, Virginia 20151
Phone 703.631.5800 Fax 703.631.5804

KENSINGTON MANOR

EXHIBIT #8

OVERALL WETLANDS IMPACT MAP

URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8880